



Committee Agenda

**Committee Meeting of Council
March 28, 2011
at 7:00 p.m.**

MEETINGS

**FOR THE WEEK OF
MARCH 28, 2011**

Monday, March 28, 2011

7:00 p.m.

Committee Meeting of Council
Council Chambers, 2nd Floor

MEETINGS

**HELD UNDER
THE *PLANNING ACT***

Monday, March 28, 2011

7:00 p.m.

Rezoning Application
Carlo Guido & Tim Falconi
228 & 232 Francis Avenue

Rezoning & Plan of Subdivision
Applications
2221864 Ontario Inc.
482 Lakeshore Drive

ENGINEERING & WORKS COMMITTEE

Monday, March 28, 2011

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Chairperson: Councillor Vrebosch-Merry
Vice-Chair: Councillor Mayne
Member: Councillor Bain
Ex-Officio: Mayor McDonald

EW-2010-03 Report from A. Korell/J. Houston dated March 26, 2010 re Kate Pace Way west end bike route connection between Memorial Drive and Gormanville Road (R05/2010/KPWTR/WESTENDR).

GENERAL GOVERNMENT COMMITTEE

Monday, March 28, 2011

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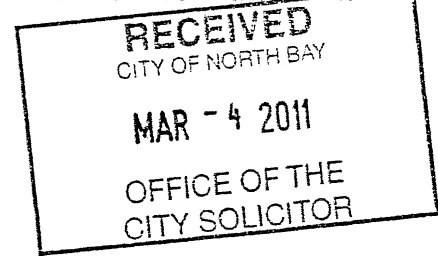
Chairperson: Councillor Chirico
Vice-Chair: Councillor Koziol
Members: Councillors Anthony, Marosis
Ex-Officio: Mayor McDonald

- GG-2011-03 Report from L.M. Scully dated December 9, 2010 re Open Air Burning By-Law and User Fees (C00/2011/BYLAW/OPENAIR).
- GG-2011-04 Motion from Councillor Anthony dated January 10, 2011 re Council remuneration (F16/2011/CNB/COUNCIL).
- ▶ **GG-2011-07 Letter from the North Bay General Hospital dated December 31, 2010 and report from M.B. Burke dated January 18, 2011 re New Hospital Smoking By-Law request (C00/2011/BYLAW/SMOKING).**
- GG-2011-09 Motion from Councillor Chirico dated February 22, 2011 re Procedural By-Law Amendment (C00/2011/BYLAW/PROCEDUR).
- GG-2011-11 Report from M.B. Burke dated March 2, 2011 re *Provincial Offences Act - Collections* (P16/2011/POA/GENERAL).
- GG-2011-12 Report from A. Lang dated March 15, 2011 re 2011 Development Charges and 2010 Treasurer's Statement (F21/2011/DEVCH/GENERAL).

GG-2011-07

Draft recommendation.

- “That
- a) the City of North Bay enact a by-law to only allow patients to smoke on owned and solely leased Hospital properties using the two (2) designated smoking areas until July 1, 2011;
 - b) as of July 1, 2011, all owned and solely leased properties of the North Bay Regional Health Centre will be 100% smoke-free;
 - c) the enforcement of this by-law shall be carried out jointly between the North Bay Parry Sound District Health Unit’s Tobacco Enforcement Officers as designated by the Medical Officer of Health and the City of North Bay’s By-Law Enforcement Officer(s) and any other Peace Officer; and
 - d) Legal authority shall be given to the North Bay Regional Health Centre’s security staff as designated by the North Bay Regional Health Centre, upon completion of required training, to issue Provincial Offences tickets so that they contribute to the enforcement of the proposed by-law.”



March 3, 2011

Mr. Mike Burke, City Solicitor
The Corporation of the City of North Bay
P.O. Box 360, 200 McIntyre Street East
North Bay, ON P1B 8H8

Dear Mr. Burke:

Subject: North Bay Regional Health Centre – Smoke-Free Property By-Law

As per your request to attend the General Government Committee meeting on March 28, 2011 for public health's advice concerning the request of the hospital for a partial smoking ban at the North Bay Regional Health Centre, I look forward to presenting a more comprehensive report that will delineate the public health concerns. Also, at that time, as Medical Officer of Health, I will be respectfully submitting my recommendations to City Council that were unanimously supported by the North Bay Parry Sound District Health Unit's Board of Health members.

At the Board of Health regular meeting held on February 23, 2011, the Board of Health for the North Bay Parry Sound District Health Unit passed the following resolution:

Board of Health Resolution #2011/02/15

Be It Resolved, That the Board of Health for the North Bay Parry Sound District Health Unit advise the City of North Bay to reject motion 7.2 as presented to City Council by the Joint Board of Directors Meeting Committee of the Whole for the North Bay General Hospital and North East Mental Health Centre requesting designated smoking areas for patients and implement a by-law such that:

- 1) *All owned and solely leased properties of the North Bay Regional Health Centre are 100% smoke-free.*
- 2) *The enforcement of this by-law is carried out jointly between the North Bay Parry Sound District Health Unit's Tobacco Enforcement Officers as designated by the Medical Officer of Health and the City of North Bay's By-Law Enforcement Officer(s) and any other Peace Officer.*
- 3) *Legal authority is given to the North Bay Regional Health Centre's security staff as designated by the North Bay Regional Health Centre and to be approved to issue Provincial Offences tickets so that they contribute to the enforcement of this proposed by-law.*

Yours sincerely,

A handwritten signature in black ink, appearing to read "James Chirico".

James Chirico, H.BSc., M.D., F.R.C.P. (C), MPH
Medical Officer of Health/Executive Officer

- Copied to:
- 1) Daryl Vaillancourt, Chairperson, Board of Health
 - 2) Monique Lugli, Executive Director, Community Services, North Bay Parry Sound District Health Unit
 - 3) Lydia Weiskoph-Tran, Community Health Promoter, North Bay Parry Sound District Health Unit
 - 4) Melanie Davis, Community Health Promoter, North Bay Parry Sound District Health Unit

**CITY OF NORTH BAY
REPORT TO COUNCIL**

Report No: CORP 2011-12

Date: January 18, 2011

Originator: MICHAEL BURKE

Subject: New Hospital Smoking By-Law Request

RECOMMENDATION

That Council ask the Health Unit for advice concerning the request of the hospital for a partial smoking ban at the new hospital site and that the details of the plan be included in the report.

BACKGROUND

The current *Tobacco Restraint Act* prohibits smoking within 9 meters of a hospital entrance. With the relocation of the General Hospital to the new site, a stricter position has been adopted by the Hospital Board, as set out on the attached Resolution. It would appear that there is also significant pressure to impose a total ban at the request of a number of physicians.

There have been concerns about the enforcement of the 9 meter entrance ban at the existing site. The City's By-Law Enforcement Officer and the Health Unit's Tobacco Control Officers do visit the site from time to time and do undertake enforcement during such visits. Of course, such visits cannot be continuous.

Security Guards on site will not be able to charge for the offence. However, they will be able to verbally enforce any new rules by way of informing the offender and requesting them to go to the designated area. Enforcement by the City's By-law Enforcement Officer would be very limited due to the many other issues taking his time that are of direct impact to the City. Therefore, enforcement would fall primarily on the Health Unit's Tobacco inspectors.

To date the City has not gone so far as to ban smoking in any public places such as hospitals or parks. Relatively few Municipalities have done so, but it is beginning to happen and may continue to happen on an incremental basis. With regard to the issues at the new hospital, there has been some limited deference to the position of the mental health patients, as opposed to the total ban for the general public, employees or other patients. However, accommodations for smoking only outside the ring road for mental health patients only appear to be quite minor, as compared to the otherwise complete ban on smoking which the Hospital Board has asked for.

It would be desirable to obtain the benefit of the advice of the Health Unit and to allow for a period of public reaction to the proposals from the Health Unit for Council to evaluate before a final recommendation is made particularly where the board vote was apparently not held in a public forum.

OPTIONS ANALYSIS

Option # 1: To refer the request for a partial smoking ban at the new hospital to the Health Unit.

Option # 2: To implement the partial smoking ban.

Option #3: To note and file the request for the partial ban.

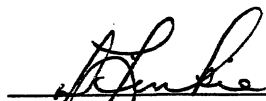
RECOMMENDED OPTION

That Council ask the Health Unit for advice concerning the request of the hospital for a partial smoking ban at the new hospital site.

Respectfully submitted,

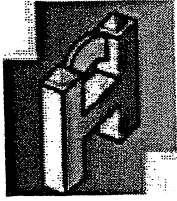


MICHAEL B. BURKE
CITY SOLICITOR
MBB/lc



I concur in this report and recommendation.
DAVID G. LINKIE
CHIEF ADMINISTRATIVE OFFICER

Personnel designated for continuance: Michael B. Burke, City Solicitor
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HÔPITAL GÉNÉRAL DE
NORTH BAY
GENERAL HOSPITAL



northeast
mental health
centre

centre
de santé mentale
du nord-est

December 13, 2010

Mr. Mike Burke,
City Solicitor
City of North Bay
200 McIntyre St. E. PO Box 360
North Bay, ON P1B 8H8

Dear Mr. Burke,

Recently the Joint Board of Directors of North Bay General Hospital and Northeast Mental Health Centre passed resolution BOD 146.11.2010 (copy attached) to limit smoking on the hospital grounds. We are requesting an amendment to City of North Bay by-law 2010-31 to allow enforcement of the resolution. We also request that hospital security guards, the Health Unit's Tobacco Enforcement Officers and the City's By-Law Officers be designated to enforce this by-law.

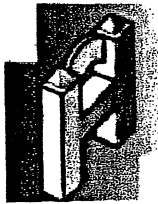
Could you please confirm whether you see this request as being possible, the steps involved and the expected timeframe for this to be completed?

Should you require further information, I may be reached at 474-7525 ext 8223 (or 2734) or kovacr@nbgh.on.ca.

Sincerely,

[sent by email]

Rita Kovacs
Clinical Project Manager
Transition Team, New Hospital



HÔPITAL GÉNÉRAL DE
NORTH BAY
GENERAL HOSPITAL



northeast
mental health
centre

centre
de santé mentale
du nord-est

**JOINT BOARD OF DIRECTORS MEETING
COMMITTEE OF THE WHOLE**

MOTION NO: BOD 146.11.2010
DATE: NOVEMBER 25, 2010

MOVED BY: Amy (NBGH) Paul (NEMHC)

SECONDED BY: Joyce (NBGH) Brian (NEMHC)

RESOLVED THAT, Motion 7.2:

Whereas the Hospitals' visions are to lead and innovate excellence in patient care, the Hospitals are responsive to the changing needs and advocate for resources and services that promote health and wellness in the communities we service and the Hospitals value a safe environment for their patients and all who work at the Hospitals; and

Whereas the Hospitals support an environment which helps reduce the normalization of smoking in our community as vital to our progress in reducing the number one preventable cause of death and disease, recognizing the importance of psychosocial factors in smoking addiction; and

Whereas the Hospitals support the creation of a smoke free environment;

RESOLVED THAT, subject to approval by both Boards, the Board of Directors requests Administration to implement a plan such that effective January 30, 2011, the hospitals will only allow patients to smoke on owned and solely leased properties using designated smoking areas with the understanding that complete implementation of a smoke free property will continue to be the goal within the first two years. Through quarterly updates to the Board, the risks and challenges associated with the new hospital site will be reviewed and mitigation plans put in place before implementation of the full smoke free property occurs. The Board will review the timing for full implementation and establish a future date after the review of the implementation risk mitigation plan.

ACTION CARRIED

CHAIRPERSON

Kathleen G. Allen
Allen

COMMUNITY SERVICES COMMITTEE

Monday, March 28, 2011

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Chairperson: Councillor Lawlor
Vice-Chair: Councillor Mendicino
Member: Councillor Vaillancourt
Ex-Officio: Mayor McDonald

- CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).
- CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).
- CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/ SAGERD).
- CS-2010-10 Amendment to User Fee By-Law for variance to Sign By-Law (C00/2009/ BYLAW/SIGNAGE).
- CS-2010-24 Report from S. McArthur dated September 14, 2010 re Municipal Heritage Committee - Annual Award Proposal (R01/2010/ NBMHC/GENERAL).
- CS-2011-02 Report from M.B. Burke dated January 6, 2011 re Fire Safety Plan Lock Boxes By-Law (C00/2011/BYLAW/LOCKBOX).
- CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).
- **CS-2011-06 Rezoning application by Goodridge Planning & Surveying on behalf of Carlo Guido & Tim Falconi - 228 & 232 Francis Avenue (D14/2011/GUIFA/FRANCIS).**
- **CS-2011-07 Rezoning and Plan of Subdivision applications by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. - 482 Lakeshore Drive (D14/D12/2011/22218/KARLALOV).**
- CS-2011-08 Report from M.B. Burke / B. Hillier dated February 28, 2011 re Rental Housing Licensing By-Law (C00/2011/BYLAW/ RENTHOUS).
- CS-2011-09 Report from S. Killins dated March 15, 2011 re Annual Report on 2010 Building Permit Fees and proposed 2011 Permit Fee increases (P11/2011/BUILD/GENERAL).

COMMUNITY SERVICES COMMITTEE

Monday, March 28, 2011

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- CS-2011-10 Report from S. Kitlar dated March 16, 2011 re User Fees - Steve Omischl Sports Complex (C00/2011/BYLAW/USERFEES).
- CS-2011-11 Report from C. Seguin dated March 17, 2011 re User Fees - Waterfront Marina (C00/2011/BYLAW/USERFEES).

CS-2011-06

Draft recommendation:

"That the proposed Zoning By-Law Amendment from a "Residential First Density (R1)" zone to a "Residential Third Density (R3)" zone by Goodridge Planning & Surveying on behalf of Carlo Guido & Tim Falconi for the property legally described as Registered Plan M-285, Lot 55, PIN #49133-0068 (LT) - 228 & 232 Francis Street in the City of North Bay be approved."

INTER OFFICE

MEMO

**City of North Bay
Planning Services**

To: Cathy Conrad, City Clerk
From: Steve McArthur - Senior Planner, Current Operations
Subject: Resolution No. 2 - Planning Advisory Committee
Date: February 18, 2011

Quoted below is Resolution No. 2 passed at the regular meeting of the Planning Advisory Committee held on Thursday, February 17th, 2011:

Resolution No. 2

"That the Planning Advisory Committee recommend the following to City Council:

1. That the Proposed Zoning By-law Amendment from a "Residential First Density (R1)" zone to a "Residential Third Density (R3)" zone by Goodridge Planning & Surveying on behalf of Carlo Guido & Tim Falconi for the property legally described as Registered Plan M-285, Lot 55, PIN #49133-0068 (LT) – 228 & 232 Francis Street in the City of North Bay, BE APPROVED."



Steve McArthur
Senior Planner, Current Operations

North Bay Planning Advisory Committee

Resolution No. 2

Date: February 17, 2011

Moved By:



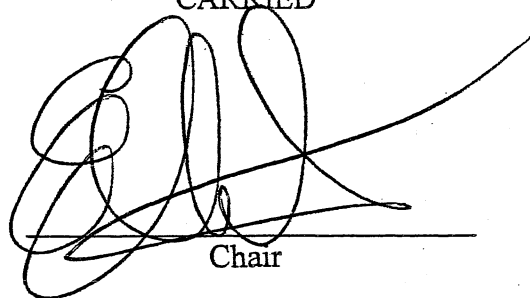
Seconded By:



“That the Planning Advisory Committee recommend the following to City Council:

- 1) That the Proposed Zoning By-law Amendment from a “Residential First Density (R1)” zone to a “Residential Third Density (R3)” zone by Goodridge Planning & Surveying on behalf of Carlo Guido & Tim Falconi for the property legally described as Registered Plan M-285, Lot 55, PIN #49133-0068 (LT) – 228 & 232 Francis Street in the City of North Bay, BE APPROVED.”

“CARRIED”



Chair

INTER OFFICE

City of North Bay**MEMO**

To: Chair and Members, Planning Advisory Committee
From: Steve McArthur - Senior Planner, Current Operations
Erik Acs – Development Planner / Gap Coordinator
Subject: Proposed Zoning By-Law Amendment by Goodridge Planning & Surveying on behalf of Carlo Guido and Tim Falconi - 228 & 232 Francis Avenue – File #811
Date: February 14, 2011

Recommendation

- 1) That the proposed Zoning By-law Amendment by Paul Goodridge on behalf of Carlo Guido and Tim Falconi to rezone the property located at 228 and 232 Francis Avenue from a “Residential First Density (R1)” zone to a “Residential Third Density (R3)” zone be approved.

Site

The subject property is situated at 228 and 232 Francis Avenue. The property has 30.5m (100 feet) of frontage and a depth of 45.7m (150 feet) for a total lot area of 0.14 ha (0.35ac). The subject property is developed with a legal non-conforming semi-detached dwelling. Surrounding land uses are primarily single detached dwellings with the exception being some semi-detached dwellings on Greenhill Avenue to the north and the Nipissing Board of Education main office at the southeast corner of Airport Road and Tower Drive.

The subject property is designated “Residential” in the City of North Bay’s Official Plan and is currently zoned “Residential First Density (R1)” under Zoning By-law No. 28-80.

Proposal

The Applicant is proposing to rezone the subject property from a “Residential First Density (R1)” zone to a “Residential Third Density (R3)” zone in order to recognize the existing legal non-conforming semi-detached dwelling that currently occupies the subject property.

A Consent to Sever Application would follow in order to create two (2) separate and transferable dwelling units (semi-detached dwelling) within the existing building on the subject property.

Provincial Policy Statement

This Application has been reviewed in the context of the Provincial Policy Statement (PPS 2005). The PPS 2005 provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.1.3.2.a) 2 of the PPS 2005 states “*Land use patterns within settlement areas shall be based on densities and a mix of land uses which are appropriate for, and effectively use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion*”. The subject property is in an area with full municipal services readily available.

Further, Section 1.3.4 of the PPS 2005 states that "*Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety*". The proposed conversion represents an opportunity for residential intensification within an existing compact, low profile structure. A site visit by the Chief Building Official in January of 2011 confirmed the subject property was constructed with a common cement block wall. When the wall is extended into the cold-storage area at the front of the building, it will have the necessary fire separation to adequately protect the public health and safety.

In reviewing the proposed Zoning By-law Amendment, it is my professional opinion all pertinent policies of the PPS have been applied in their entirety and the end use is consistent with Provincial Policy as set out in the Provincial Policy Statement (PPS) 2005.

Official Plan

The subject property is designated "Residential" in the City of North Bay's Official Plan.

Section 2.2.2.3 of the Official Plan states "*In order to supplement the City's stock of rental housing, the City shall encourage the conversion and renovation of older dwellings and other buildings, in areas permitting residential development, into multiple dwelling units for the rental market suited to community standards*". The subject property is located within a designated residential area and is situated in close proximity to several local amenities, including schools, parks, ski hill, conservation area and walking trails.

Section 10.11 of the Official Plan further explains that "As a general rule, uses that do not conform with the policies of this Plan should, in the long run, cease to exist so that the land affected may revert to a use that conforms with the intent of this Plan and the provisions of the implementing Zoning By-law. In special instances, however, it may be desirable to permit the extension or enlargement of anon-conforming use in order to avoid unnecessary hardship provided that:

- the expansion or redevelopment will not seriously jeopardize the possibility of future developments in their vicinity that may comply more closely with the intent of the Plan;
- in any such expansion or redevelopment, special efforts are made to enhance the compatibility of the use and to improve amenity and design, and
- the expansion or redevelopment is only permitted through an amendment to the Zoning By-law.

The current legal non-conforming semi-detached dwelling was built on the property in 1963. Since that time it has been occupied and used as a semi-detached dwelling on a single residential lot. The lot is similar in size and appearance to others in the neighbourhood, all of which were built in and around the same time period.

An examination of the recent by-law enforcement history of this property has shown there has not been a history of complaints, indicating it is compatible with the surrounding neighbourhood. None of the circulated property owners in the area raised any concerns or objections and several inquiring residents indicated they believed the property was already occupied as a legal, semi-detached dwelling.

The Owners have plans to renovate the existing building and will be improving the overall amenity and design. A contract for the installation of separate services to each unit will also be required. The Owners have made an application for a Zoning By-law Amendment in order to permit the proposed redevelopment and renovation.

For these reasons, it is my professional opinion that the proposed Zoning By-law Amendment meets the general intent of the City of North Bay's Official Plan.

Zoning By-law No. 28-80

The subject property is currently zoned "Residential First Density (R1)" in the City of North Bay's Zoning By-law No. 28-80. A "Residential First Density (R1)" zone permits the following uses:

- single detached dwelling unit (minimum frontage of 18m);
- Group Home Type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

The Applicant is proposing to rezone the subject lands to "Residential Third Density (R3)" zone, which would permit the following uses:

- single detached dwelling (minimum frontage of 13.7m);
- duplex dwelling (minimum frontage of 18m);
- semi-detached dwelling (minimum frontage of 18m);
- Group Home Type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

The Applicant is proposing to rezone the subject property in order to recognize the existing legal non-conforming semi-detached dwelling that currently occupies the subject property. A Consent to Sever Application would follow in order to create two (2) separate and transferable dwelling units (semi-detached dwelling) within the existing building on the subject property. If approved, the existing dwelling on the subject property would meet all of the setbacks, regulations and requirements of Zoning By-law No. 28-80 for a semi-detached dwelling in a Residential Third Density (R3) zone.

Correspondence

This proposal was circulated to property owners within 120 meters (400 feet) of the subject lands, as well as to several municipal departments and other external agencies that may have an interest in this matter.

In terms of the correspondence received the Ministry of Transportation, North Bay-Mattawa Conservation Authority, Director of Parks, Recreation and Leisure Services, Chief Fire Prevention Officer, Secretary-Treasurer, Municipal Heritage Committee and the Mayor's Office of Economic Development offered no objection to the proposal.

The Engineering Department stated they have no objection to the proposed rezoning but advised each dwelling unit must be equipped with separate water and sanitary services. This has been communicated to the Applicant and they have agreed to take out a Service Contract with the Engineering Department for these items.

The Chief Building Official stated the existing concrete block wall (party wall) extending from the basement to the roof sheeting was an adequate fire separation wall. However, the shared basement cold storage would need to have a fire separation wall added to bring the party wall up to the Ontario Building Code standard. The Applicant will be required to obtain a Building Permit and to complete this task prior to Consent being granted.

Letters circulated to property owners in the area did not raise any concerns or objections. Several inquiring residents indicated they believed the property was already occupied as a legal, semi-detached dwelling.

Summary

In summary, the property is designated "Residential" in the City's Official Plan. The proposed "Residential Third Density (R3)" zone and the recognition of the existing semi-detached dwelling is appropriate and compatible with the existing uses in the surrounding area.

The current legal non-conforming semi-detached dwelling was built on the property in 1963. Since that time it has been occupied and used as a semi-detached dwelling on a single residential lot. The lot is similar in size and appearance to others in the neighbourhood, all of which were built in and around the same time period.

An examination of the recent by-law enforcement history of this property has shown there has not been a history of complaints, indicating it is compatible with the surrounding neighbourhood. None of the circulated property owners in the area raised any concerns or objections and several inquiring residents indicated they believed the property was already occupied as a legal, semi-detached dwelling.

Planning Services does not support or encourage the conversion of Single Detached Dwellings in pure Residential First Density (R1) zones to semi-detached or duplex dwellings. The department has an established policy of not supporting these conversions, particularly in the middle of an exclusive R1 neighbourhood. In this instance, however, it is my professional opinion this approval is not precedent setting as we are dealing with a unique set of circumstances. The dwelling was built as two separate units in 1963 and has been occupied and operating as a semi-detached dwelling, harmoniously, since that time.

The Applicant has agreed to install separate municipal water and sewer services to each unit and to the completion of a small section of the common wall, thereby ensuring adequate fire separation. The Applicant has further agreed to apply to the Committee of Adjustment for a Consent to Sever and expects to spend significant dollars renovating the units prior to putting them on the market for sale. If approved, the semi-detached dwelling would meet all of the setbacks, regulations and requirements of Zoning By-law No. 28-80 for a semi-detached dwelling in a Residential Third Density (R3) zone.

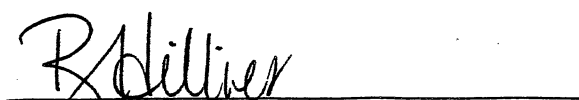
In reviewing the proposal it is my opinion the general intent of the Official Plan is being maintained and the end use is consistent with the Provincial Policy as set out in the Provincial Policy Statement (PPS 2005).



Steve McArthur
Senior Planner, Current Operations

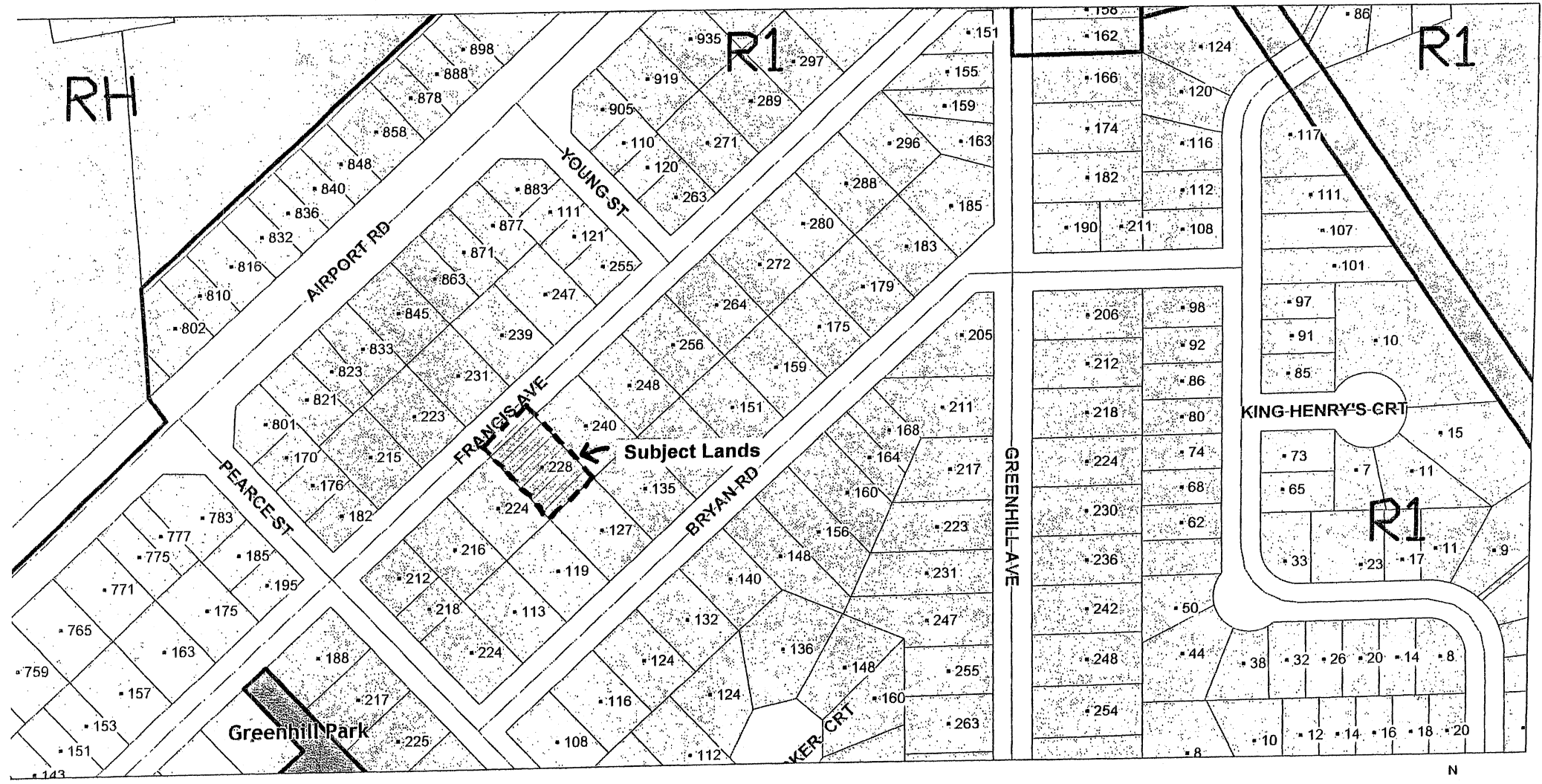
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I concur with the recommendations in this report.

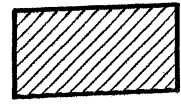
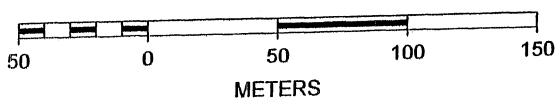


Beyerley Hillier, MCIP, RPP
Manager, Planning Services

SCHEDULE A



SCALE 1 : 2,937



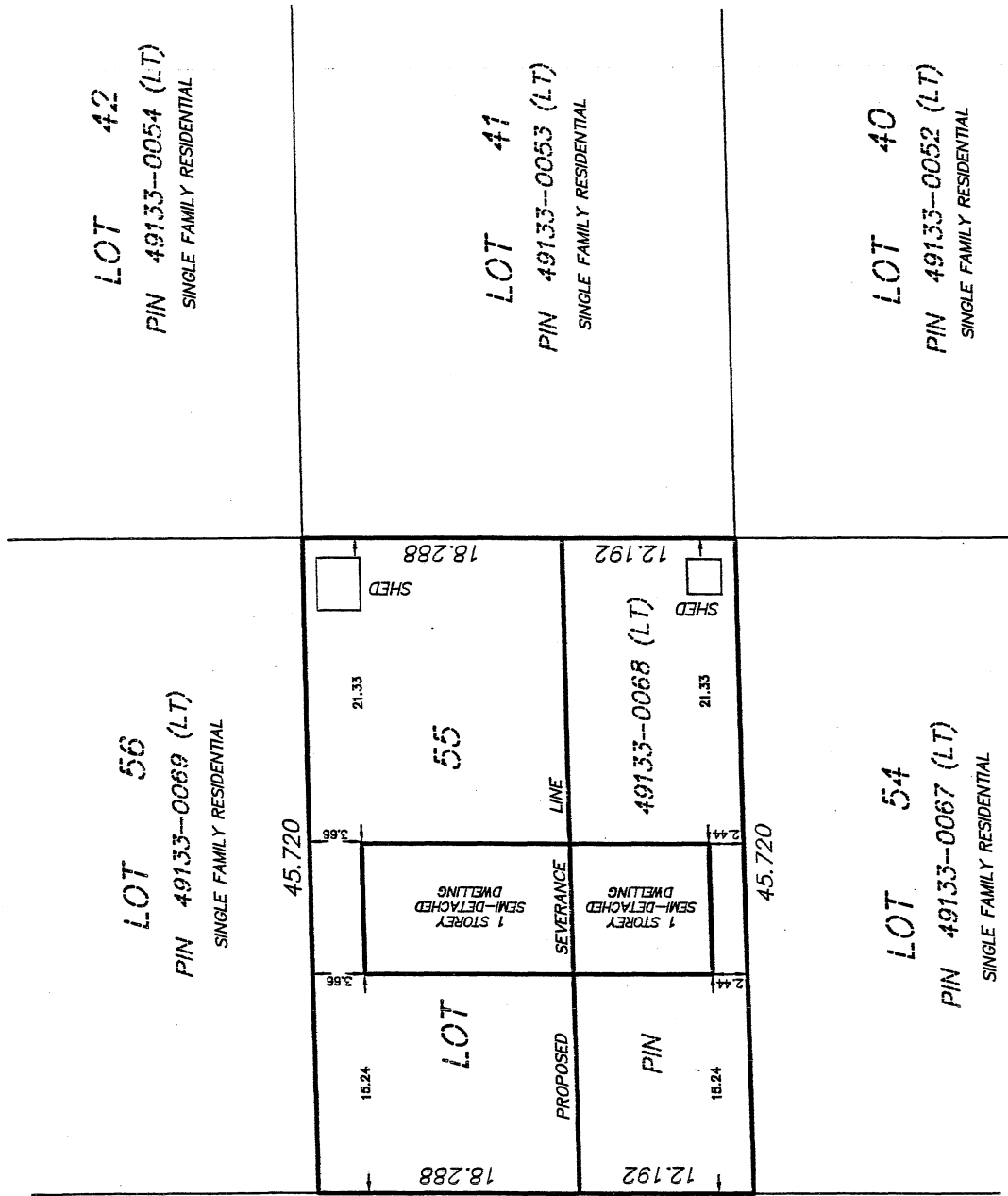
DENOTES LANDS TO BE RE-ZONED FROM RESIDENTIAL (R1) FIRST DENSITY TO RESIDENTIAL (R3) THIRD DENSITY SEMI-DETACHED DWELLING.



SCHEDULE B

SKETCH TO ACCOMPANY
 ZONING BY-LAW AMENDMENT APPLICATION
 LOT 55, REGISTERED PLAN M-285
 CITY OF NORTH BAY
 DISTRICT OF NIPissing
 SCALE: 1 : 500

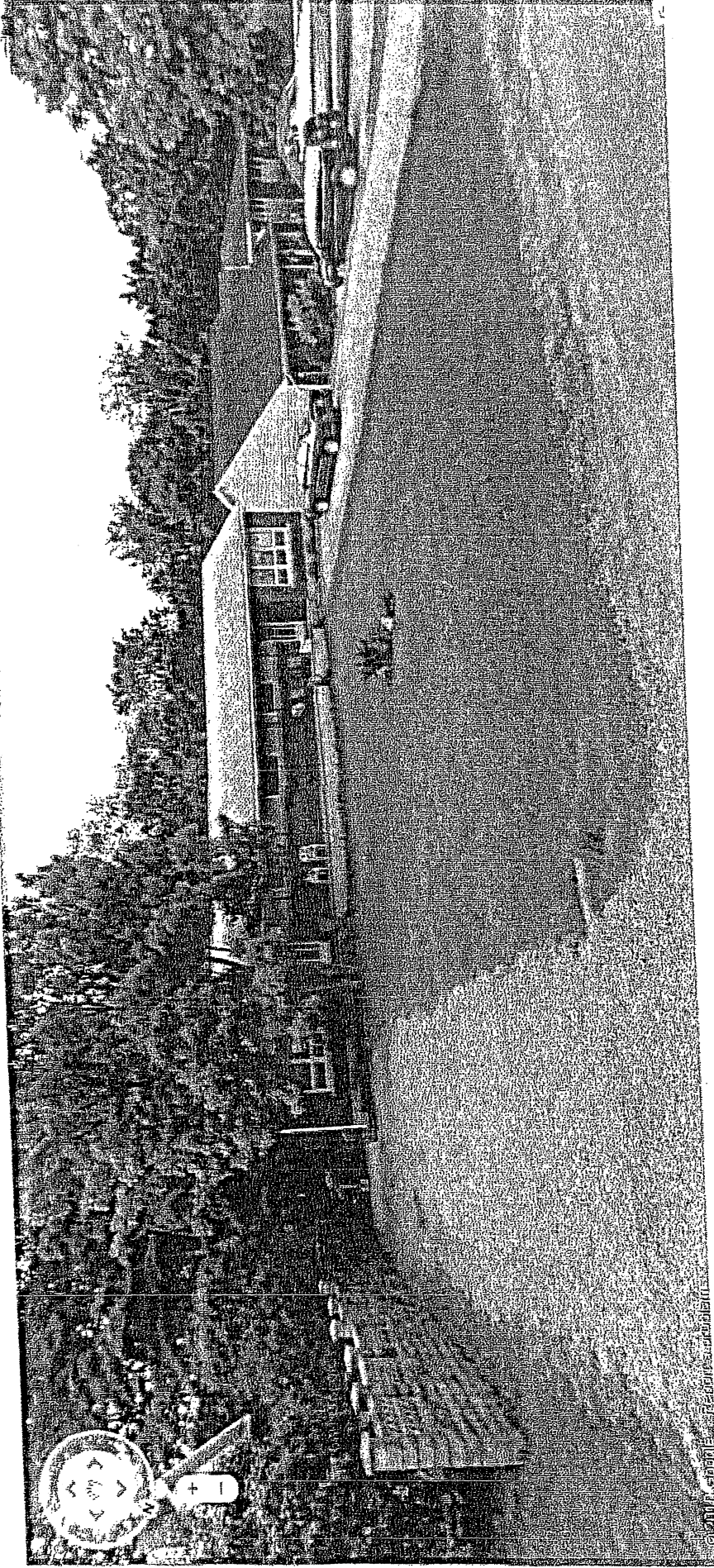
FRANCIS STREET
 (20.117 WIDE)
 PIN 49133-0246 (LT)
 30.480



GOODRIDGE PLANNING & SURVEYING
 ONTARIO LAND SURVEYOR & LAND USE PLANNER
 116 BYERS ROAD, CALLANDER, ON POB 140
 (705) 493-0774

GPS

SCHEDULE C



CS-2011-07

Draft recommendation:

- "That a) the proposed Zoning By-Law Amendment from a "Residential Second Density (R2)" zone and a "Residential Third Density (R3)" zone to a "Residential Third Density Special Zone No. 125 (R3 Sp.125)" by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. for Concession 16, Lot 40, Reference Plan 36R-4704, Part 2, PIN 49174-0060 (LT) and 49174-0040 (LT) in the former Township of West Ferris, be approved;
- b) the proposed Plan of Subdivision (8 Lots, File #48T-11108) by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. for Concession 16, Lot 40, Reference Plan 36R-4704, Part 2, PIN 49174-0060 (LT) and 49174-0040 (LT) in the former Township of West Ferris, be given Draft Approval subject to the conditions in Appendix "A" to the Planning Report prepared by Steve McArthur dated February 2, 2011; and
- c) the Owner(s) enter into a Subdivision Agreement with the City of North Bay prior to site development to address lot grading, storm water management, buffer areas, sediment/erosion control, general drainage considerations, and parkland dedication."

INTER OFFICE

**City of North Bay
Planning Services**

MEMO

To: Cathy Conrad, City Clerk
From: Steve McArthur - Senior Planner, Current Operations
Subject: Resolution No. 3 - Planning Advisory Committee
Date: February 18, 2011

Quoted below is Resolution No. 3 passed at the regular meeting of the Planning Advisory Committee held on Thursday, February 17th, 2011:

Resolution No. 3

"That the Planning Advisory Committee recommend the following to City Council:

- 1) That the proposed Zoning By-law Amendment from a "Residential Second Density (R2)" zone and "Residential Third Density (R3)" zone to a "Residential Third Density Special Zone No.125 (R3 Sp.125)" by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. for Concession 16, Lot 40, Reference Plan 36R-4704, Part 2, PIN 49174-0060(LT) and 49174-0040(LT) in the former Township of West Ferris, be approved;
- 2) That the proposed Plan of Subdivision (8 Lots, File #48T-11108) by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. for Concession 16, Lot 40, Reference Plan 36R-4704, Part 2, PIN 49174-0060(LT) and 49174-0040(LT) in the former Township of West Ferris, be given Draft Approval subject to the conditions in Appendix "A" to the Planning Report prepared by Steve McArthur dated February 2, 2011; and
- 3) That the Owner(s) enter into a Subdivision Agreement with the City of North Bay prior to site development to address lot grading, storm water management, buffer areas, sediment/erosion control, general drainage considerations, and parkland dedication"



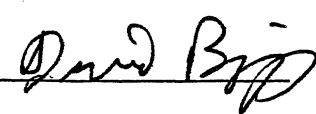
Steve McArthur
Senior Planner, Current Operations

North Bay Planning Advisory Committee

Resolution No. 3

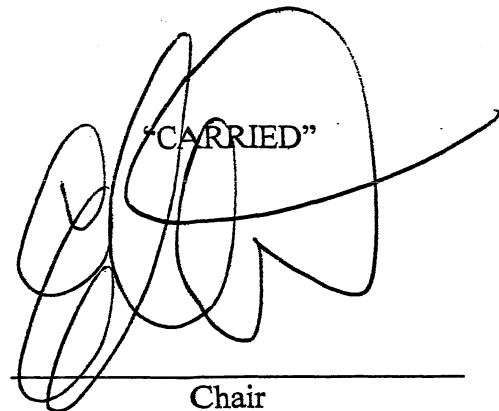
Date: February 17, 2011

Moved By: 

Seconded By: 

“That the Planning Advisory Committee recommend the following to City Council:

- 1) That the proposed Zoning By-law Amendment from a “Residential Second Density (R2)” zone and “Residential Third Density (R3)” zone to a “Residential Third Density Special Zone No.125 (R3 Sp.125)” by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. for Concession 16, Lot 40, Reference Plan 36R-4704, Part 2, PIN 49174-0060(LT) and 49174-0040(LT) in the former Township of West Ferris, BE APPROVED;
- 2) That the proposed Plan of Subdivision (8 Lots, File #48T-11108) by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. for Concession 16, Lot 40, Reference Plan 36R-4704, Part 2, PIN 49174-0060(LT) and 49174-0040(LT) in the former Township of West Ferris, BE GIVEN DRAFT APPROVAL subject to the conditions in Appendix “A” to the Planning Report prepared by Steve McArthur dated February 2, 2011; and
- 3) That the Owner(s) ENTER INTO A SUBDIVISION AGREEMENT with the City of North Bay prior to site development to address lot grading, storm water management, buffer areas, sediment/erosion control, general drainage considerations, and parkland dedication”


Chair

INTER OFFICE

City of North Bay

Planning Services

MEMO

To: Chair and Members, Planning Advisory Committee

From: Steve McArthur, Senior Planner, Current Operation

Subject: Proposed Plan of Subdivision (8 Lots) and Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. – 482 Lakeshore Drive

Date: February 8, 2011

Recommendation

- 1) That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. for Concession 16, Lot 40, Reference Plan 36R-4704, Part 2, PIN 49174-0060(LT) and 49174-0040(LT) in the former Township of West Ferris, from a "Residential Second Density (R2)" zone and "Residential Third Density (R3)" zone to a "Residential Third Density Special Zone No.125 (R3 Sp.125)", as shown on Schedule "A" attached hereto, be approved;
- 2) That the proposed Plan of Subdivision (8 Lots, File #48T-11108) by Miller & Urso Surveying Inc. on behalf of 2221864 Ontario Inc. for Concession 16, Lot 40, Reference Plan 36R-4704, Part 2, PIN 49174-0060(LT) and 49174-0040(LT) in the former Township of West Ferris, shown as Lots 1 to 8 on Schedule "B" attached hereto, be given Draft Approval subject to the conditions in Appendix "A" to the Planning Report prepared by Steve McArthur dated February 2, 2011; and
- 3) That the Owner(s) enter into a Subdivision Agreement with the City of North Bay prior to site development to address lot grading, storm water management, buffer areas, sediment/erosion control, general drainage considerations, and parkland dedication;

Site

The subject lands are located on the east side of Lakeshore Drive, south of Lovell Avenue (see Schedule "A" attached hereto).

The site has a frontage of approximately 26.6 meters (87.2 feet) along Lakeshore Drive and a total lot area of approximately 0.5674 hectares (1.4 acres). The subject land is surrounded by a mix of residential and commercial properties. To the north of the subject lands are homes located on Lovell Avenue, to the south are homes located off of Lakeshore Drive, Karla Drive, David Court and Ryan Avenue. Surrounding commercial land uses include the Glenwood Motel on Lakeshore Drive, and Shady Maple Villa, a legal non-conforming tourist commercial establishment. Within 100 meters (328 ft) of the subject lands are townhouse condominiums zoned Residential Multiple Second Density (RM2).

Proposal

The Applicant is proposing to create a new residential subdivision containing a total of eight (8) lots on a vacant parcel of land on the east side of Lakeshore Drive, just to the south of Lovell Avenue and at the northern terminus of Karla Drive and Ryan Avenue in the City of North Bay.

The proposed lots would be zoned "Residential Third Density Special Zone No.125 (R3 Sp.125)", and would be occupied by single or semi-detached dwellings on full municipal services. The special component of the proposed "Residential Third Density Special Zone (R3 Sp.125)" would see a reduction in the minimum frontage requirement from required 13.7 meters for a single detached dwelling to 13.3 meters.

Provincial Policy Statement

This proposal has been reviewed in the context of the Provincial Policy Statement 2005 (PPS), the document which provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.1.3, Settlement Areas, states that "*these areas shall be the focus of growth and their vitality and regeneration shall be promoted. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- i. efficiently use land and resources; and*
- ii. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion."*

The PPS further adds in Section 1.1.3.7 that "*new development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs."*

The proposed development will take place within the existing Urban Settlement Area in a designated growth area adjacent to an existing built-up area. The efficient use of infrastructure and public services will be maintained.

All pertinent policies of the PPS have been applied in their entirety, and in my professional opinion the approval of the subject Zoning By-law Amendment and Draft Plan of Subdivision with the associated conditions outlined in Appendix 'A' will result in a development that achieves an appropriate balance of the PPS principles.

Official Plan

The subject lands are designated "Residential" in the City of North Bay's Official Plan.

Section 2.2 of the Official Plan outlines policies regarding Residential Uses in the Urban Area. The residential policies contained in Section 2.2 of the Official plan identify that in "*low density residential areas, the intent of this Plan is to provide for accommodation in relatively small buildings, in dwelling units generally suitable for families with children. In this regard, the dwelling types considered appropriate generally involve low profile buildings having an external access and outdoor privacy area associated with each dwelling unit. The City shall ensure that the amenity of such areas are preserved, and that different types of structures shall be mutually compatible."*

The proposal meets the intent of the residential policies contained within the City's Official Plan.

Zoning By-law No. 28-80

The subject lands are currently zoned "Residential Second Density (R2)" and "Residential Third Density (R3)".

The Residential Second Density (R2) zone permits the following land uses:

- single detached dwelling unit (minimum 15m frontage);
- group home type 1;
- accessory home based business;
- parks, playgrounds and non-profit uses; and
- institutional uses

The Residential Third Density (R3) zone permits the following land uses:

- single detached dwelling unit (minimum 15m frontage);
- duplex dwelling unit (minimum 18m frontage);
- semi-detached dwelling unit (minimum 18m frontage);
- group home Type 1;
- accessory home based business;
- parks, playgrounds and non-profit uses; and
- institutional uses.

The Applicant is proposing to rezone the subject lands to a "Residential Third Density Special No.125 (R3 Sp.125)" as shown on Schedule "A" attached hereto.

The "Residential Third Density Special Zone No.125 (R3 Sp.125)" would permit the following proposed uses:

- single detached dwelling unit (minimum frontage of 13.3m);
- duplex dwelling (minimum 18m frontage);
- semi-detached dwelling (minimum 18m frontage);
- group home Type 1;
- accessory home based businesses;
- parks, playgrounds & non-profit uses; and
- institutional uses.

The Applicant is proposing to create a new residential subdivision containing a total of eight (8) lots located on the east side of Lakeshore Drive, south of Lovell Avenue (see Schedule "A" attached hereto).

Correspondence

This proposal was circulated to property owners within 120 meters (400 feet) of the subject lands, as well as to several municipal departments and external agencies that may have an interest in this matter. In terms of the correspondence received, the Chief Fire Prevention Officer, the Chief Building Official, the Ministry of Transportation, the Director of Parks, Recreation & Leisure Services, the Mayor's Office of Economic Development and North Bay Hydro offered no objections to the proposal.

The North Bay-Mattawa Conservation Authority offered the following comments: *"For your information, the above noted property is in an area that is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 177/06. This regulation is pursuant to section 28 of the Conservation Authorities Act of Ontario. The portion of the property zoned R3 Sp is subject to flooding from both Parks Creek and Lake Nipissing from the regulatory 1:100 year storm event.*

Flood proofing is required for development on this property. No external openings are permitted below 197.5 meters C.G.D. Prior to undertaking any site alteration activities and/or any construction or renovation work on, the property, the owner(s) is required to obtain a Development Interference with Wetlands & Alterations to Shorelines & Watercourses (DIA) Permit from this office. Site alteration activities would include: the placement or removal of fill material of any kind."

The Engineering Department offered the following comments:

- The roadway would have to be constructed conforming to the City's design standards with respect to the urban residential road cross-section. This includes a roadway width of 8.5 m with curb & gutter to be extended from Lovell Avenue to the far end of the development as there is no curb & gutter on Karla Drive.
- The owner must pay to extend municipal water and sewer (storm & sanitary) to the subject lands at his/her sole expense.
- The owner at his/her sole expense must design and install a cul-de-sac at the northern terminus of Ryan Avenue to the satisfaction of the City Engineer
- The owner must submit a storm water management plan to the satisfaction of the City Engineer.

The comments from the North Bay-Mattawa Conservation Authority and the Engineering Department have been provided to the Applicant and his agent. They understand that any expansion of municipal services, including roads, sewers and water lines will be done at the Applicant's sole expense. A full storm water management plan will be submitted prior to final approval of the Plan of Subdivision. The requirements of the North Bay-Mattawa Conservation Authority and the Engineering Department have been included in the appendices to the report.

Circulated property owners from 29 Lovell Avenue, 51 Ryan Avenue, 463 Lakeshore Drive and 7 David Court submitted comments, questions and concerns in writing:

- What is being done about the cash-in-lieu or 5% parkland dedication?
- Concerns regarding where storm water will drain;
- Questions about the homes being rentals, and what landscaping (fencing) would be installed, would all of the trees be removed?
- Lot servicing and potential need to install or upgrade infrastructure;
- The increase of traffic in the neighborhood once Karla Drive is opened.
- If the properties are too small for the current zoning, why try to squeeze these lots in?

With regard to the circulated property owners' comments, Staff offer the following:

The Parks, Recreation & Leisure Services Department is requesting cash-in-lieu of parkland dedication. The proponent will be required to make a financial contribution equal to 5% of the value of the land prior to draft approval.

The proponent must deal with pre and post flows to ensure that storm water is directed away from neighbouring properties and into storm drains and sewers that will be constructed as part of a required storm water management plan. Lot grading plans and storm water plans must be submitted and approved prior to final registration of a Plan of Subdivision.

The proponent is proposing to create 8 lots in an R3 Sp. zoning designation. This means that he, or whomever buys the lot(s), could only build eight (8) single detached dwellings, or four (4) semi-detached dwellings, or a combination thereof.

There is no requirement to fence the lots as part of this application, but home owners and purchasers of the lots may do so over time. This is consistent with the practice in every other subdivision in the City. Tree removal is required as part of the Subdivision work, but there is a requirement on the part of the developer to plant one (1) new tree in the front yard of each lot created to the satisfaction of the Director of Parks, Recreation & Leisure Services.

Most of the inquiries received with regards to this proposal were in reference to the opening of Karla Drive through to Lovell Avenue. The vast majority of circulated property owners were pleased to hear that this street would finally be connected to the rest of the neighbourhood. Traffic flows may increase slightly, but flows in the neighbourhood as a whole should improve with the opening of Karla Drive.

Furthermore, the opening of Karla Drive and the construction of a turn around at the end of Ryan Avenue will result in improved access for municipal services, snow plowing, garbage collection and emergency services vehicles.

The Applicant is approximately 0.4 meters (1.3 feet) short of the required 13.7 meters (45 feet) for a single detached dwelling in a Residential Third Density (R3) zone. The special component of the proposed "Residential Third Density Special Zone (R3 Sp.125)" would recognize this frontage deficiency. If the proponent chooses to build four (4) semi detached dwellings (representing eight units) they would exceed the requirement for frontage.

Summary

The proposed development will take place within the existing Urban Settlement Area, specifically in a designated growth area adjacent to an existing built-up area. The proposed development is in keeping with the existing residential character of the neighbourhood and will result in the logical extension and efficient use of infrastructure and public services.

A majority of the surrounding residential neighbourhood is developed as semi-detached dwellings with 9 meters (30 feet) of frontage. The proposed lot configuration is in keeping with the character of the area. The Owners of the property will be required to meet all setback requirements as set out in the City's Zoning By-law.

All pertinent policies of the PPS have been applied in their entirety, and in my professional opinion the approval of the subject Zoning By-law Amendment and Draft Plan of Subdivision with the associated conditions outlined in Appendix 'A' will result in a development that achieves an appropriate balance of the PPS principles. The proposal is in conformity with the Official Plan and the proposed amendment to the City of North Bay's Zoning By-law No. 28-80 is appropriate.

Respectfully submitted,



Steve McArthur
Senior Planner, Current Operations

SM/EA/dlb

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attach(s).

I concur with this report and recommendations.



Beverley Hillier, MCIP, RPP
Manager, Planning Services

APPENDIX "A" - PLAN OF SUBDIVISION – LOTS 1 TO 8

The City of North Bay's Conditions to Final Approval for registration of the Subdivision File No. 48T-11108, are as follows:

- | No. | Conditions |
|-----|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the Planning Act, the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the Planning Act. |
| 2) | That this approval applies to the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated June 22, 2010 including eight (8) residential lots identified as Lots 1 to 8 on the attached Schedule "B". |
| 3) | That prior to signing the Final Plan by the Municipality, the proposed subdivision conforms with the Zoning By-law in effect for the Municipality. |
| 4) | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance; for survey purposes around the boundary of the Draft Approved Lands and for exploratory soils investigations for the purpose of estimating servicing costs. |
| 5) | That any road allowance included in this Draft Plan shall be dedicated as public highways. |
| 6) | That such easements as may be required for utility, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 7) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage. |
| 8) | That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ul style="list-style-type: none"><li data-bbox="191 1497 1518 1629">a) The Owner agrees that a Stormwater Management Plan shall be undertaken by the Owner, and the Owner shall hire a professional engineer with respect to the Subdivision describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction;<li data-bbox="191 1671 1518 1740">b) The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development; and<li data-bbox="191 1782 1518 1875">c) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.<li data-bbox="191 1917 1518 1980">d) The Owner agrees to pay a Stormwater Management fee of \$2200.00 per lot as recommended in the Watson Report. |

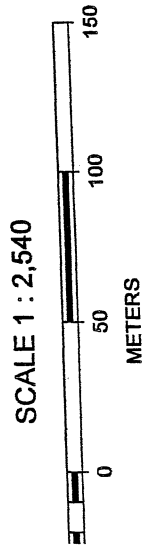
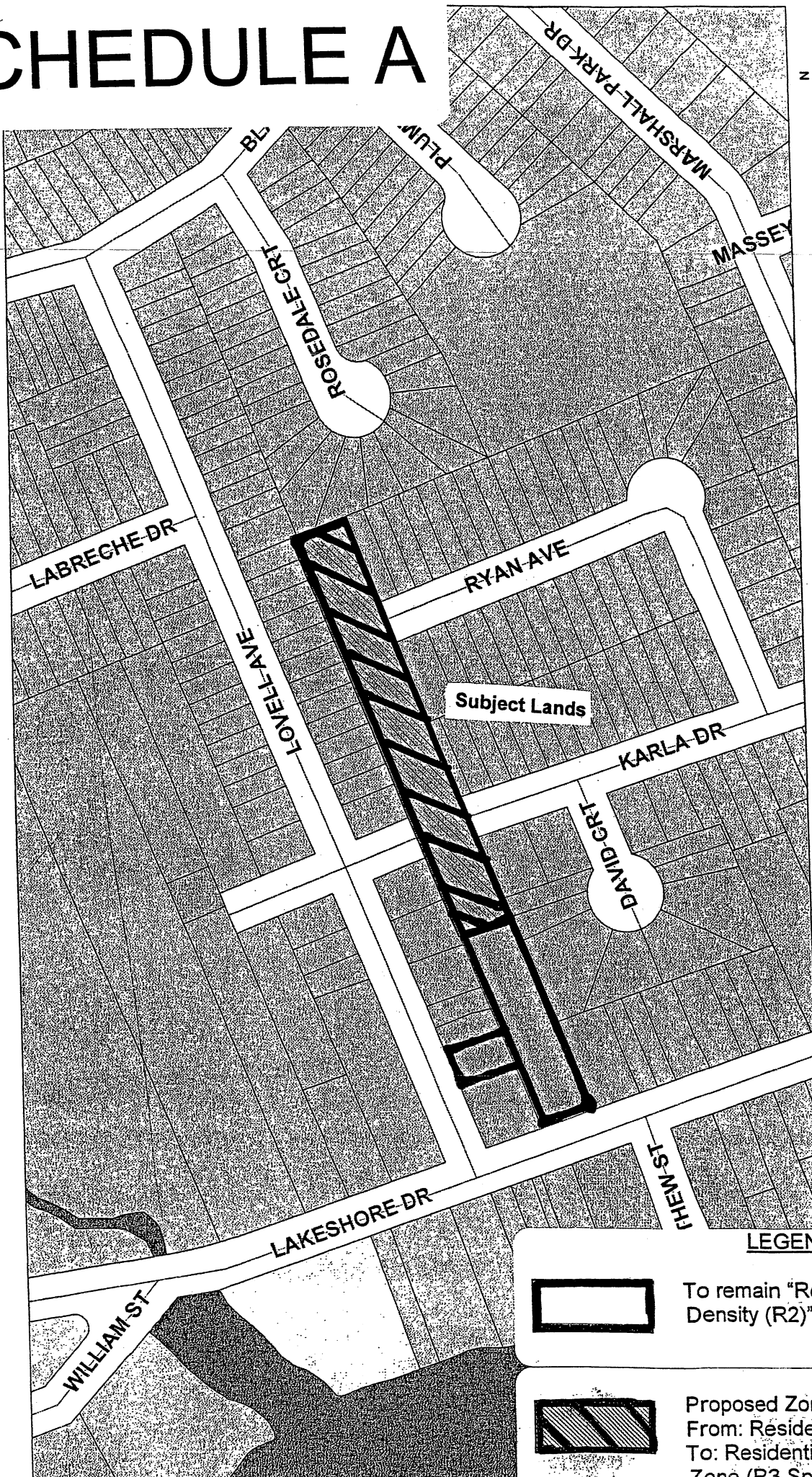
- 9) That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to, the City of North Bay.
- 10) That the owner agrees to convey a cash-in-lieu payment of 5% of the value of the land the day before draft approval to the Municipality for park or other public recreational purposes.
- 11) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 12) That the Subdivision Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
- 13) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 14) The subdivision agreement for the subject subdivision application shall include a statement informing the first purchaser of a lot within the subject Plan of Subdivision that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.



NOTES:

We suggest that you make yourself aware of the following:

- a) Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - b) Section 143(2) allows certain exceptions.
1. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
 2. The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

SCHEDULE A



- LEGEND**
-  To remain "Residential Second Density (R2)" zone
 -  Proposed Zoning By-law Amendment From: Residential Third Density (R3) To: Residential Third Density Special Zone (R3 Sp.)

SCHEDULE B

DRAFT PLAN OF SUBDIVISION OF
PART OF BROKEN LOT 40,
CONCESSION 16
TOWNSHIP OF WEST FERRIS
NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING

0m 5m 10m
SCALE 1 : 500

Miller & Urso Surveying Inc.

NOTICE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND
M DENOTES FOUND MONUMENT
DB DENOTES IRON BAR
SB DENOTES STAINLESS IRON BAR
RB DENOTES ROUND IRON BAR
(DU) DENOTES DRUM UNKNOWN
(S&L) DENOTES SHAWSON AND TAYLOR LIMITED
(1943) DENOTES GOODRIDGE WALKER LIMITED
(1104) DENOTES P.A. BLACKBURN, O.S.

BEARING NOTE
BEARINGS ARE ASSUMED AND DERIVED FROM THE NORTHERLY
LIMIT OF REGISTERS PLAN M-501 HAVING AN APPROXIMATE
COURSE OF NORTH 0° 0' 0".

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS DRAFT PLAN OF CONDOMINIUM
FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO
2010
2221844 ONTARIO INC.
REGISTERED OWNER OF PLAN 48174-0040 (L1)

I HAVE THE AUTHORITY TO SIGN THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO
2010
R.D. MILLER
ONTARIO LAND SURVEYOR
MILLER & URSO SURVEYING INC.

LAND USE ANALYSIS

LOT OR BLOCK	INTENDED USE	NO. OF UNITS	AREA
LOTS 1 TO 8	RESIDENTIAL	8	0.3832 HA
ROADS	ROADS		0.1414 HA
TOTAL			0.5246 HA

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17)

OF THE ONTARIO PLANNING ACT

- (A) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED ARE AS CERTIFIED ON THE FACE OF THE PLAN
- (B) LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE SUBDIVISION ARE AS SHOWN ON THE FACE OF THE PLAN
- (C) A KEY PLAN IS AS SHOWN ON THE FACE OF THE PLAN
- (D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE:
LOTS 1 TO 8 ARE FOR SINGLE FAMILY RESIDENTIAL
- (E) THE EXISTING USES OF THE ADJOINING PROPERTIES IS RESIDENTIAL
- (F) THE APPROPRIATE DIMENSIONS AND LOCATIONS OF THE PROPOSED LOTS ARE AS SHOWN ON THE FACE OF THE PLAN
- (G) NATURAL AND ARTIFICIAL FEATURES ARE AS SHOWN ON THE FACE OF THE PLAN
- (H) DOMESTIC WATER IS PROPOSED TO BE MUNICIPAL WATER SERVICES
- (I) THE NATURE AND QUANTITY OF THE SOIL IS SALT AND SAND
- (J) TOPOGRAPHY OF LAND IS FLAT. CONTIGUOUS DO NOT CROSS THE PROPERTY.
- (K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE
MUNICIPAL SERVICES - ROAD MAINTENANCE, SNOW REMOVAL, SCHOOL BUSING, GARBAGE COLLECTION
PUBLIC SERVICES - ELECTRICITY, TELEPHONE, CABLE, INTERNET & GAS
- (L) EASEMENTS OR COVENANTS AFFECTING THE PROPERTY:
L1 186356 IN FAVOUR OF BELL CANADA FOR UTILITY LINES
L1 186431 IN FAVOUR OF THE CITY OF NORTH BAY FOR WATERMANS
L1 216322 IN FAVOUR OF THE CITY OF NORTH BAY FOR WATERMANS, SANITARY AND STORM SERVICES.

Miller & Urso Surveying Inc.
Ontario Land Surveyors & Canada Land Surveyors
Planning Consultants

2221844 ONTARIO INC.
2010 434-1310
222-22-1181
R.D. MILLER
O.S. & J.M.
M.O. 3264

10 mlm/ur/1264/04 - Jan. 22 Jan 2010 - 1539

